

This Instrument Prepared by & Return To:
Aaron J. Coch, FL Bar #713716
Silvis, Ambrose, Lindquist & Coch, P.C.
P. O. Box 1557
Thomasville, GA 31799-1557
Telephone: 229-228-9999

Property Appraisers Parcel Identification Number(s):
Parcel ID Number: 03-6S-02W-036-03851-033

TRUSTEE'S DEED OF DISTRIBUTION

STATE OF FLORIDA COUNTY OF WAKULLA

This Deed of Distribution is made the 8 day of March, A. D. 2024, by **KENNETH C. RUSH, AS SUCCESSOR TRUSTEE OF THE ROBERT G. RUSH REVOCABLE LIVING TRUST DATED MARCH 8, 2019**, with the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein pursuant to Florida statute section 689.073(1), of 105 Hiding Place, Thomasville, GA 31792, hereinafter called the Grantor, to **KENNETH C. RUSH, A Married Man, of 105 Hiding Place, Thomasville, GA 31792, and ROBERT J. RUSH, A Married Man, of 436 S. Hansell Street, Thomasville, GA 31792, as Tenants in Common**, hereinafter called the Grantees:

(Whenever used herein the term "Grantor" and "Grantees" include all the parties to this instrument, singular and plural, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

WHEREAS, ROBERT G. RUSH, the Settlor and Initial Trustee of THE ROBERT G. RUSH REVOCABLE LIVING TRUST DATED MARCH 8, 2019 (the "Trust") departed this life on February 1, 2023, in Thomas County, Georgia; and

WHEREAS, the Trust was establish on March 8, 2019, and has not been revoked, modified, or amended in any manner that would cause the representations contained herein to be incorrect; and

WHEREAS, Article VIII, Section 2, of the Trust provides in pertinent part: "*Grantor appoints FRED BALDWIN and JAMES RUSH to be Successor Co-Trustees...If either should fail to qualify or cease to act, then Grantor appoints KENNETH C. RUSH to be Successor Co-Trustee in his place and stead*"; and

WHEREAS, JAMES RUSH, tendered his written resignation as first successor co-trustee of the Trust and declined to serve effective January 17, 2024; and

WHEREAS, FRED BALDWIN, tendered his written resignation as first successor co-trustee of the Trust and declined to serve effective February 6, 2024; and

WHEREAS, KENNETH C. RUSH accepted the resignations of JAMES RUSH and FRED BALDWIN, and accepted the role of sole Successor Trustee of the Trust effective March 7, 2024, and continues to serve as Successor Trustee of the Trust as of the execution of this deed; and

WHEREAS, Article VI, Section 1, of the Trust provides for distribution of the assets of the Trust upon the death of the Grantor, and further provides that other than items of personal property designated in a separate writing to be given to certain individuals: "*The remaining portion of the entire trust estate passing under this agreement shall be distributed to ROBERT J. RUSH and KENNETH C. RUSH, in equal shares*"; and

WHEREAS, it is the desire and purpose of KENNETH C. RUSH, as Successor Trustee, by this instrument to vest title to the real property hereinafter described, in ROBERT J. RUSH and KENNETH C. RUSH, as tenants in common, pursuant to Article VI, Section 1, of the Trust;

NOW THEREFORE, in consideration of the premises as aforesaid and for the purpose of conveying and vesting title to the real property hereinafter described as provided for pursuant to Article VI, Section 1, of the Trust, the Grantor, in his representative capacity as aforesaid, does hereby grant, bargain, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in Wakulla County, State of Florida, viz:

Lot 33, Block "D", RIVER-BEND SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 1, Page(s) 40, Public Records of Wakulla County, Florida.

GRANTOR HEREIN AFFIRMS THAT THE ABOVE DESCRIBED PROPERTY IS NON-HOMESTEAD.

Subject to taxes for the year 2024 and subsequent years, restrictions, reservations, covenants and easements of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold the same in fee simple forever.

This deed was prepared without the benefit of a title search or exam for the purpose of distributing the above described property from the Trust to the beneficiaries of said Trust.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees forever in FEE SIMPLE, in as full and ample a manner as the same was held, possessed and enjoyed or might have been held possessed and enjoyed by the Grantor, in his representative capacity.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

THE ROBERT G. RUSH REVOCABLE LIVING TRUST DATED MARCH 8, 2019

By: *KC Rush* (L.S.)
Kenneth C. Rush, Successor Trustee
105 Hiding Place
Thomasville, GA 31792

Kim Leman
Witness Signature

Witness Printed Name Kimberly Simpson
Address: 220 S. Hansell St., Thomasville, GA 31799-1557

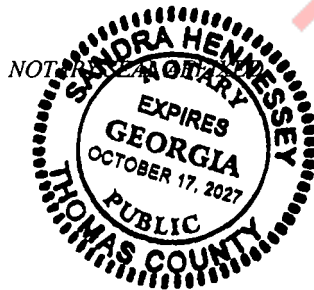
Adrian Coen
Witness Signature

Witness Printed Name Adrian Coen
Address: 220 S. Hansell St., Thomasville, GA 31799-1557

State of Georgia
County of Thomas

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **KENNETH C. RUSH, AS SUCCESSOR TRUSTEE OF THE ROBERT G. RUSH REVOCABLE LIVING TRUST DATED MARCH 8, 2019**, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and that I relied upon the following form of identification of the above-named person:

Witness my hand and official seal in the County and State last aforesaid this 8th day of March, 2024.



Sandra Hennessey
Notary Signature

Sandra Hennessey
Printed Notary Signature

Unofficial Copy